



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



 Oakwood homes

COURT COTTAGES  
RAMSGATE ROAD  
SARRE  
KENT  
CT7 0LF

Price: £325,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC N/A

Tenure FREEHOLD  
Council Tax C



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD





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### The Property

If cute and quirky appeals to you, this is a must view! Come and take a look at this beautifully presented Grade II listed cottage in the village of Sarre. The cottage comprises a lounge in excess of 19' (5.79m), dining room, country kitchen and family bathroom to the first floor. Upstairs are two bedrooms with the main benefiting from dual aspect windows maximising incoming light. One added benefits is a sought after detached garage offered within the price. The front garden is laid to lawn behind a picket fence and hedgerow adding to the kerb appeal. The rear garden is a fabulous size, separated into two sections making this the ideal space for keen gardeners, families and dog owners. The property is brimming with period features and charm, and has a cosy feel assisted by a fabulous log burner inset to brick fire place in the lounge. Situated on the outskirts of the Cathedral City of Canterbury, this really is not to be missed! Call Oakwood homes to book your viewing!

### Location

Situated approximately 4 miles from Birchington in the direction of Canterbury, the village of Sarre has a well regarded and historic pub. The village is ideally situated for main road communications to both Canterbury and beyond via the A299 and A28 trunk roads which lie at opposite ends of the village. Mainline rail options are available from Birchington and Herne Bay.

### Accommodation

Entrance to:-

Lounge	19' (5.79m) x 12' (3.66m)
Dining Room	10' (3.05m) x 10' (3.05m)
Kitchen	11'8" (3.56m) x 10' (3.05m)
Bathroom	6'5" (1.96m) x 5' (1.52m)
FIRST FLOOR	Landing with cupboard
Bedroom 1	12'5" (3.78m) x 9' (2.74m)
Bedroom 2	11'4" (3.45m) x 7' (2.13m)

### OUTSIDE

- Garden front - laid to lawn
- On street parking
- Garden Rear - large garden, with shed, greenhouse and patio area.
- Detached garage
- Material Information
- LPG gas
- Broadband



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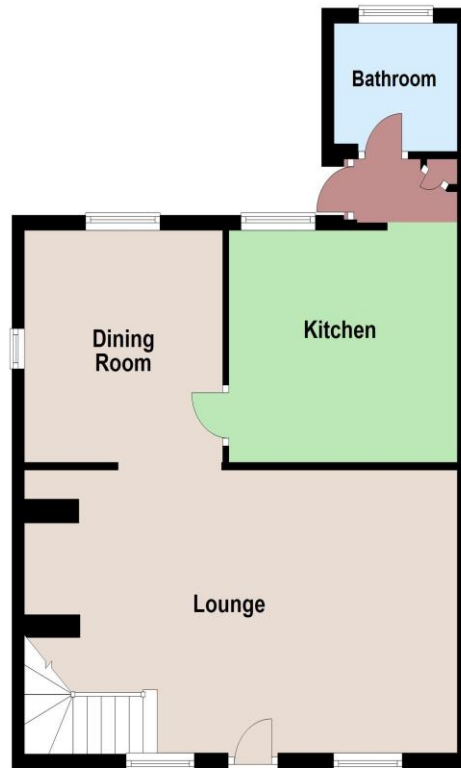


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Ground Floor



First Floor



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### Key Features

- Grade II listed cottage
- 2 bedrooms
- Beautifully quirky
- Lounge and dining room
- Country cottage kitchen
- Period features
- Detached garage
- Cosy Inglenook fireplace with inset log burner
- Large garden
- Village location on outskirts of Canterbury City

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0023508/20240502/AWDP



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